
SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Savannah Park Final Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Alison Stettner

CONTACT: Brian Walker

EXT: 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute, the final plat for the Savannah Park subdivision located on the west side of International Parkway between Wilson Road and Wayside Drive in Section 30, Township 19, Range 30.

District 5 Brenda Carey

Brian Walker

BACKGROUND:

The applicants, Hearthstone Multi-Asset Entity C, L.P. and Savannah Meridian Acquisition Group, LLC. are requesting final plat approval for a 156 lot townhome single family residential subdivision.

The proposed subdivision is located on the west side of International Parkway between Wilson Road and Wayside Drive on 34.66 acres more or less and is zoned as a Planned Unit Development. Staff has reviewed the plat and finds that it complies with all applicable Agreements and Development Orders relating to the proposed subdivision.

The proposed subdivision will utilize Seminole County sewer and water.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The applicant has posted a performance bond in compliance with SCLDC 35.44 (e) *Additional Required Legal Submittals* (1) *Bonds* to guarantee all infrastructure improvements.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute, the final plat for the Savannah Park subdivision located on the west side of International Parkway between Wilson Road and Wayside Drive in Section 30, Township 19, Range 30.

ATTACHMENTS:

1. Savannah Park Final Plat
2. Savannah Park Area Map
3. Savannah Park Location Map
4. Savannah Park Aerial Map

SAVANNAH PARK
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET NO. 1 OF 7

Prepared By:
Caulfield & Associates, Inc.
Professional Surveying and Mapping
405 West Central Parkway, Suite 1010
Altamonte Springs, FL 32714
Phone: (407) 869-9989
Fax: (407) 869-9337
L.B. 7506

LAND DESCRIPTION

A PORTION OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE SOUTH 89°51'40" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 535.01 FEET; THENCE SOUTH 00°14'02" WEST PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE 50.00 FOOT WIDE RIGHT OF WAY FOR "WAYSIDE DRIVE" AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°14'02" WEST PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 503.08 FEET; THENCE SOUTH 89°45'58" EAST, A DISTANCE OF 295.00 FEET TO A POINT ON THE WEST LINE OF THE 140.00 FOOT WIDE RIGHT OF WAY FOR "INTERNATIONAL PARKWAY"; THENCE SOUTH 00°14'02" WEST ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A LINE 240.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 1409.24 FEET TO A POINT ON THE WESTERLY LINE OF THE SANFORD GRANT; THENCE SOUTH 25°17'40" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 749.37 FEET TO A POINT ON THE NORTH LINE OF THE 50.00' FOOT WIDE RIGHT OF WAY FOR "WILSON ROAD"; THENCE SOUTH 89°32'51" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 730.26 FEET TO THE SOUTHEAST CORNER OF THE PLAT "TALL TREES" AS RECORDED IN PLAT BOOK 39, PAGES 36-38 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 25°09'00" EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1133.70 FEET TO A POINT ON THE WEST LINE OF THE EAST 810.00 FEET OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE NORTH 00°14'02" EAST CONTINUING ALONG THE EAST LINE OF SAID PLAT AND ALONG SAID WEST LINE, A DISTANCE OF 1569.92 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF "WAYSIDE DRIVE"; THENCE NORTH 89°51'40" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 275.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 33.63 ACRES, MORE OR LESS.

NOTES:

- Bearings shown hereon are relative to the record deed and are based on the East line of the Southeast ¼ of Section 30, Township 19 South, Range 30 East bearing South 00°14'02" West.
- Tracts A and R are Private Roadway Tracts with a non-exclusive Utility, Drainage, Parking and Access Easement in favor of the present and future owners of Lots 1 through 156, inclusive, created pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions for Residential Parcel, Savannah Park at Heathrow and are to be owned and maintained by the Savannah Park at Heathrow Homeowners Association, Inc. ("Residential Association").
- That portion of Tract A adjacent to Tract B and Tract C at its intersection with Wilson Road may also be used for access control gates and related improvements for the benefit of the present and future owners of Lots 1 through 156, inclusive, and such gate and improvements shall be maintained by the Residential Association.
- That portion of Tract R adjacent to Tract U and Tract W at its intersection with Wayside Drive (as expanded by dedication of Tract Y to the County) may also be used for access control gates and related improvements for the benefit of the present and future owners of Lots 1 through 156, inclusive, and such gate and improvements shall be maintained by the Residential Association.
- Tracts B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, S, T and W are Open Space Tracts and are to be owned and maintained by the Residential Association.
- Tracts C, U, and V are Park / Open Space Tracts and are to be owned and maintained by the Residential Association.
- Tract Z is a Recreation / Pond Tract and is to be owned by the Residential Association and the Pond located thereon shall be maintained by the Savannah Park at Heathrow Master Association, Inc. ("Master Association").
- Tract X is reserved for Future Commercial development and is owned by Savannah Meridian Acquisition Group, LLC.
- The Drainage Easements depicted on Tracts C, D, E, F, G, H, I, J, K, L, M, N, P, Q, S, T, U, V, and W are for the benefit of the present and future owners of Lots 1 through 156, inclusive, and shall be maintained by the Residential Association.
- The Drainage Easement depicted on Tract Z is for the benefit of Tract X and the present and future owners of Lots 1 through 156, inclusive, and shall be maintained by the Master Association.
- The 15' Drainage Easement depicted on Lots 1 through 156, inclusive, are for the benefit of the owners of such lots and the Residential Association and shall be maintained by said Association.
- The Utility Easements depicted on Tracts B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, S, T, U, W, and Z are for the benefit of Seminole County and all utility facilities installed therein shall be maintained by said County.
- The Utility Easements depicted on Lots 1 through 156, inclusive, are for the benefit of Seminole County, Florida, and all utility facilities installed therein shall be maintained by said County.
- The 50' Undisturbed Landscape Buffer depicted on Tracts B, W and X is in satisfaction of the requirements of those certain Seminole County Development Orders recorded in Official Records Book 5278, Page 887, and in Official Records Book 5395, Page 254 and in the Savannah Park at Heathrow Planned Unit Development recorded in Official Records Book 5993, Page 423, as amended. Use of those portions of Tracts B, W and X encumbered by such buffer is restricted to only uses permitted by such development orders. All landscaping installed within such buffer shall be maintained by the Master Association.
- The Utility, Drainage and Access Easement depicted on Tract X is a non-exclusive easement for the benefit of the present and future owners of Lots 1 through 156, inclusive, and all "Shared Improvements", as defined in the Master Declaration of Covenants, Conditions, Easements and Restrictions for Savannah Park at Heathrow that are installed in such easement area and shall be maintained by the Master Association.
- That portion of the Wall and Landscape Easement located within the Utility, Drainage and Access Easement in Tract X may also be used for access control gates and related improvements for the benefit of the present and future owners of Lots 1 through 156, inclusive, and such access control gates and related improvements shall be maintained by the Residential Association.
- Those portions of Tract U and Tract W adjacent to the north boundary of Tract X may also be used for access control gates and related improvements, and such access control gates and related improvements shall be maintained by the Residential Association.
- Those portions of Tract B and Tract C adjacent to Tract A at their intersection with Wilson Road may also be used for access control gates and related improvements.
- Those portions of Tract U and W adjacent to Tract R at their intersection with Wayside Drive (as expanded by dedication of Tract Y to the County) may also be used for access control gates and related improvements.
- The 15' Utility Easement depicted on Tract X is for the benefit of Seminole County and all utility facilities located thereon shall be maintained by the Master Association until such time as such maintenance obligation is accepted by the Seminole County.
- The 15' Landscape Buffer depicted on Tracts B and C at their intersection with Wilson Road and Tracts U and W at their intersection with Wayside Drive (as expanded by dedication of Tract Y to the County) is in satisfaction of the requirements of that certain Seminole County Development Order recorded in Official Records Book 5993, Page 423, Public Records of Seminole County, Florida. Use of those portions of Tracts B, C, U and W encumbered by such buffer is restricted to only uses permitted by such development order. All landscaping installed within such buffer shall be maintained by the Residential Association.
- Those portions of Tracts B, C, U, W and Z may also be used for subdivision wall and landscape purposes, except that any wall to be located within Tract Z may only be located within that portion of Tract Z lying within 10 feet of the North or East Boundary of said Tract Z. Any subdivision wall located in Tract B i) along the western boundary of Tract B and ii) adjacent to Tract X shall be maintained by the Master Association. Any Subdivision wall located within that portion of Tract B adjacent to Wilson Road shall be maintained by the Residential Association. Any Subdivision wall located within Tract C shall be maintained by the Residential Association. Any Subdivision wall located within that portion of Tract U adjacent to Tract X shall be maintained by the Master Association. Any other subdivision wall located within Tract U shall be maintained by the Residential Association. Any Subdivision wall located in Tract W i) along the western boundary of Tract W and ii) adjacent to Tract X shall be maintained by the Master Association. Any subdivision wall located within that portion of Tract W adjacent to Wayside Drive shall be maintained by the Residential Association. Any subdivision wall located within that portion of Tract Z adjacent to Tract X shall be maintained by the Master Association. Any other subdivision wall located within Tract Z shall be maintained by the Residential Association. Any landscaping located within said tracts that is not located within the 50' Undisturbed Landscape Buffer depicted on Tracts B and W shall be maintained by the Residential Association.
- The western boundary of Tract X may also be used for subdivision wall, which wall shall be maintained by the Master Association.
- The Wall and Landscape Easements located on Tract X is for the benefit of the present and future owners of Lots 1 through 156, inclusive and shall be maintained by the Residential Association.
- The 25' No Structure Buffer depicted adjacent to Wilson Road, Wayside Drive (as expanded by dedication of Tract Y to the County) and International Parkway is in satisfaction of that certain Seminole County Development Order recorded in Official Records Book 5993, Page 423, Public Records of Seminole County, Florida. Use of those portions of such buffer is restricted to only uses permitted by such development order.
- Lot Corners will be set prior to the expiration of the bond or other surety as required by Chapter 177.09(8) Florida's Statutes.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- Coordinate datum are relative to the North American Datum of 1983 (Adjustment 1990), Florida East Zone and utilized Seminole County Engineering Department G.P.S. Control Monuments 0269 / Wayside, 0268 / Wilson, and 0296 / Plaza Reset.

NOTE:

"However, nothing herein shall be constructed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body."

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

LEGEND

SYMBOL	DESCRIPTION
□	SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH DISC # PLS 4606 UNLESS OTHERWISE NOTED)
⊙	SET PERMANENT CONTROL POINT (NAIL WITH DISC STAMPED PLS 4606) IN ROADWAY PAVEMENT UNLESS OTHERWISE NOTED
○	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED L.B. 7506
(INT.)	DENOTES INTERSECTION POINT
(N.R.)	DENOTES NOT RADIAL
(R.P.)	DENOTES RADIUS POINT
(P.R.C.)	DENOTES POINT OF REVERSE CURVE
(P.C.)	DENOTES POINT OF CURVATURE
(P.T.)	DENOTES POINT OF TANGENCY
H.O.A.	DENOTES HOME OWNERS ASSOCIATION
TYP.	TYPICAL
Δ	CENTRAL ANGLE OF CIRCULAR CURVE
R	RADIUS OF CIRCULAR CURVE
T	TANGENT OF CIRCULAR CURVE
L	ARC LENGTH OF CIRCULAR CURVE
U.E.	DENOTES UTILITY EASEMENT
REC.	DENOTES RECOVERD MONUMENT
⊕	DENOTES CENTERLINE OF RIGHT-OF-WAY
RAD.	RADIAL TO CURVE
CONC.	CONCRETE
MON.	MONUMENT
ID.	IDENTIFICATION
O.R.B	OFFICIAL RECORDS BOOK

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____
the foregoing plat was approved by the Board of
County Commissioners of Seminole County, Florida

Chairman of the Board _____

Attest: _____

Clerk of the Board _____

By: _____ D.C.

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes.

Mark S. Caulfield, P.S.M. Date: _____
Florida Registration Number 4606
Caulfield & Associates, Inc.
405 West Central Parkway, Suite 1010
Altamonte Springs, FL 32714

PLAT
BOOK

PAGE

DEDICATION

SAVANNAH PARK

This is to certify that the undersigned, HEARTHSTONE MULTI-ASSET ENTITY C, L.P., hereinafter referred to in this dedication block as "Lawful Owner" is the lawful owner of a portion of all of the lands described herein, less and except Tract X shown hereon, and that it has caused the lands described hereon to be surveyed and this plat, entitled SAVANNAH PARK, is hereby adopted as a true and correct plat of said lands. No part of said lands, except as noted on this plat, is dedicated to Seminole County or to the public. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads, unless otherwise noted. Provided however, the access easement over and under all of the private streets shown hereon are hereby dedicated to the present and future owners of Lots 1 through 156, inclusive, and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of law, the United States postal service mail carriers, representatives of utilities authorized by the Lawful Owner, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons, as the Lawful Owner, its successor and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements. Regardless of the preceding provisions, the Lawful Owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the Lawful Owner, may create or participate in the disturbance or a nuisance of any part of the land shown on this plat. Tract Y shown hereon is additional right-of-way dedicated in fee simple to Seminole County for the perpetual use of the public. County ownership of Tract Y and any improvements thereon vests upon approval of this plat by the Board of County Commissioners of Seminole County. Recording of this plat shall act as a conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned. Additionally, the Utility Easements shown hereon are dedicated to Seminole County, Florida.

IN WITNESS WHEREOF, HEARTHSTONE MULTI-ASSET ENTITY C, L.P., have caused these presents to be signed and witnessed by the officer named below on this ____ day of _____ 2008.

HEARTHSTONE Multi-Asset Entity C, L.P., a California limited partnership
By: HHPH GP, LLC, a California limited liability company, General Partner

By: Hearthstone Inc., a California corporation, Manager

By: _____
Tracy T. Carver, Executive Vice President-General Counsel

Witness: _____ Print Name: _____

Witness: _____ Print Name: _____

State of California }
County of Marin } ss.

On _____, 2008, before me, _____, Notary Public, personally appeared TRACY T. CARVER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official Seal

Notary Signature _____

(Seal)

COUNTY SURVEYOR'S CERTIFICATION

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

Steve L. Wessels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date: _____

CERTIFICATE OF CLERK OF CIRCUIT COURT

HEREBY CERTIFY, That I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

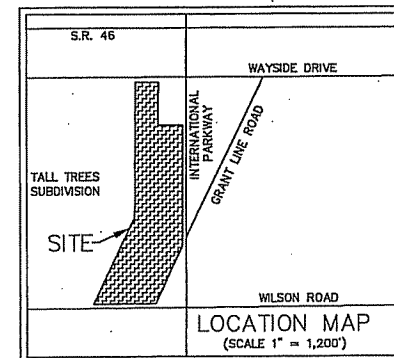
at _____ File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida

By: _____ D.C.

PLAT	PAGE
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SAVANNAH PARK

IN WITNESS WHEREOF, SAVANNAH MERIDIAN ACQUISITION GROUP, LLC, have caused these presents to be signed and witnessed by the officer named below on this ____ day of _____, 2008.

By: Meridian Property Management, LLC, a Georgia limited liability company, managing member

By:

DAVID J. KOLEOS
MANAGING MEMBER

Witness: _____ Print Name _____

Witness: _____ Print Name _____

STATE OF FLORIDA COUNTY OF SEMINOLE

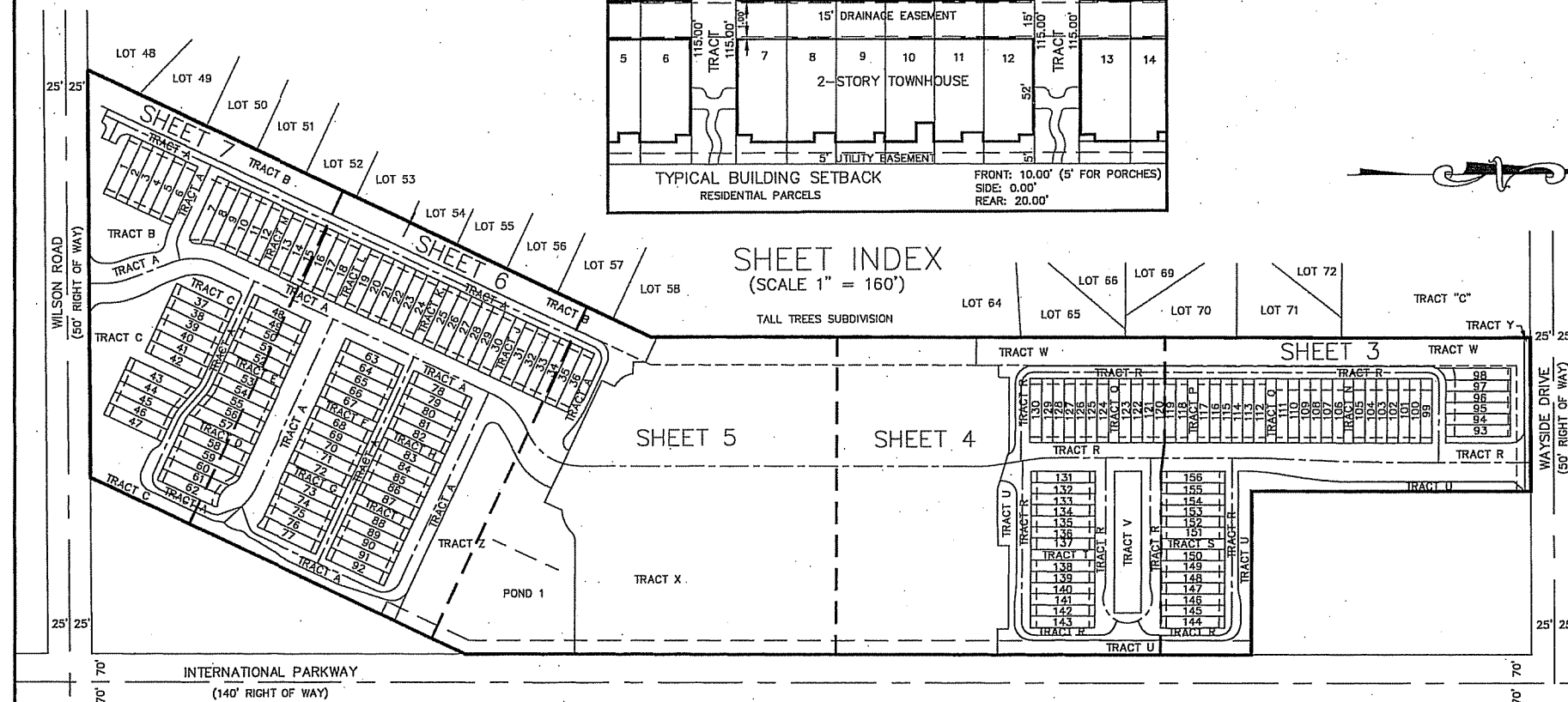
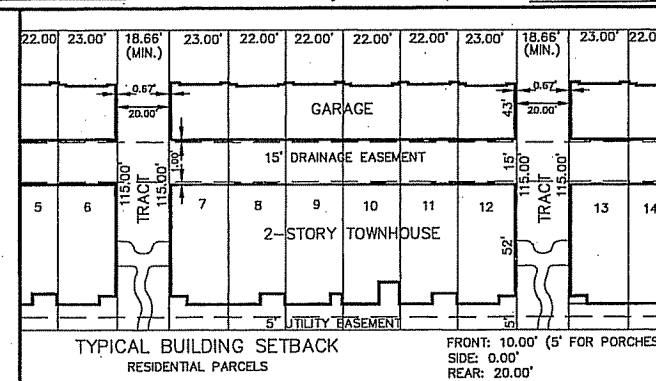
I HEREBY CERTIFY that on this ____ day of _____, 2007, before me, personally appeared DAVID J. KOLEOS, the Managing Member of SAVANNAH MERIDIAN ACQUISITION GROUP, LLC, a Florida limited liability company, who is personally known to me [] or has produced _____ as identification and did / did not take an oath; and who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed as such Authorized.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

(Print Name)

Commission Number: _____ My Commission Expires: _____

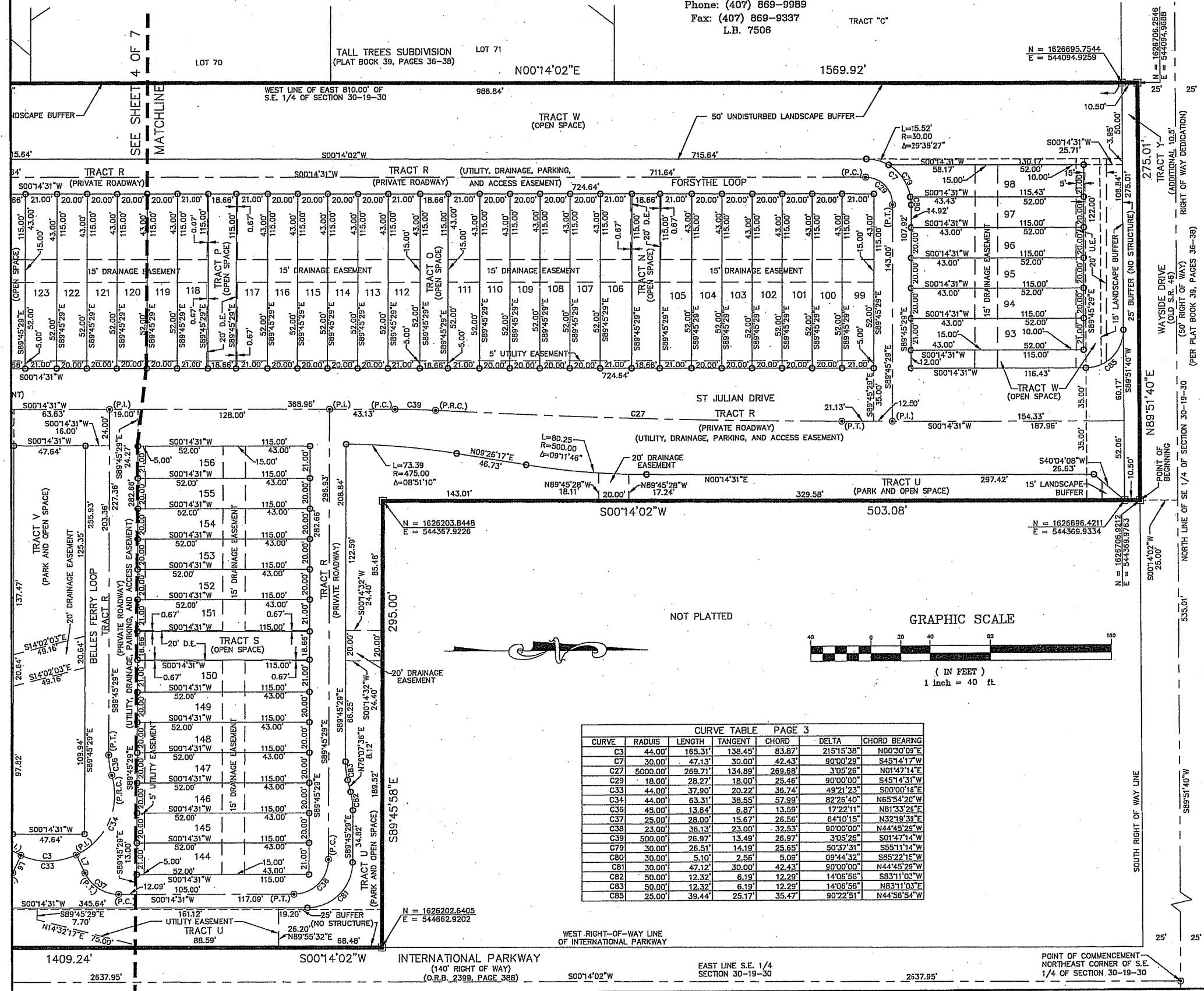


SHEET NO. 3 OF 7

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TRACT

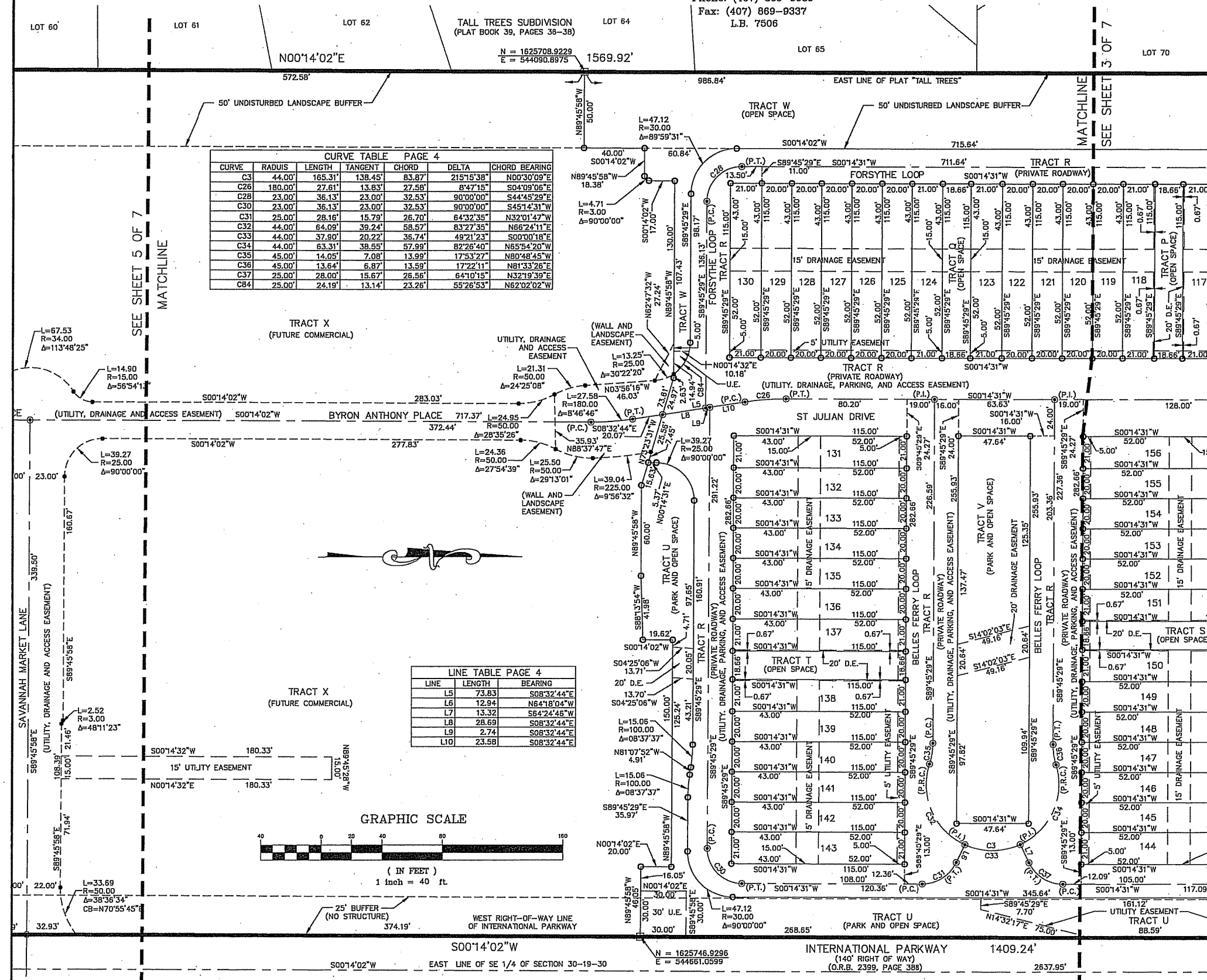
PLAT	PAGE
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SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

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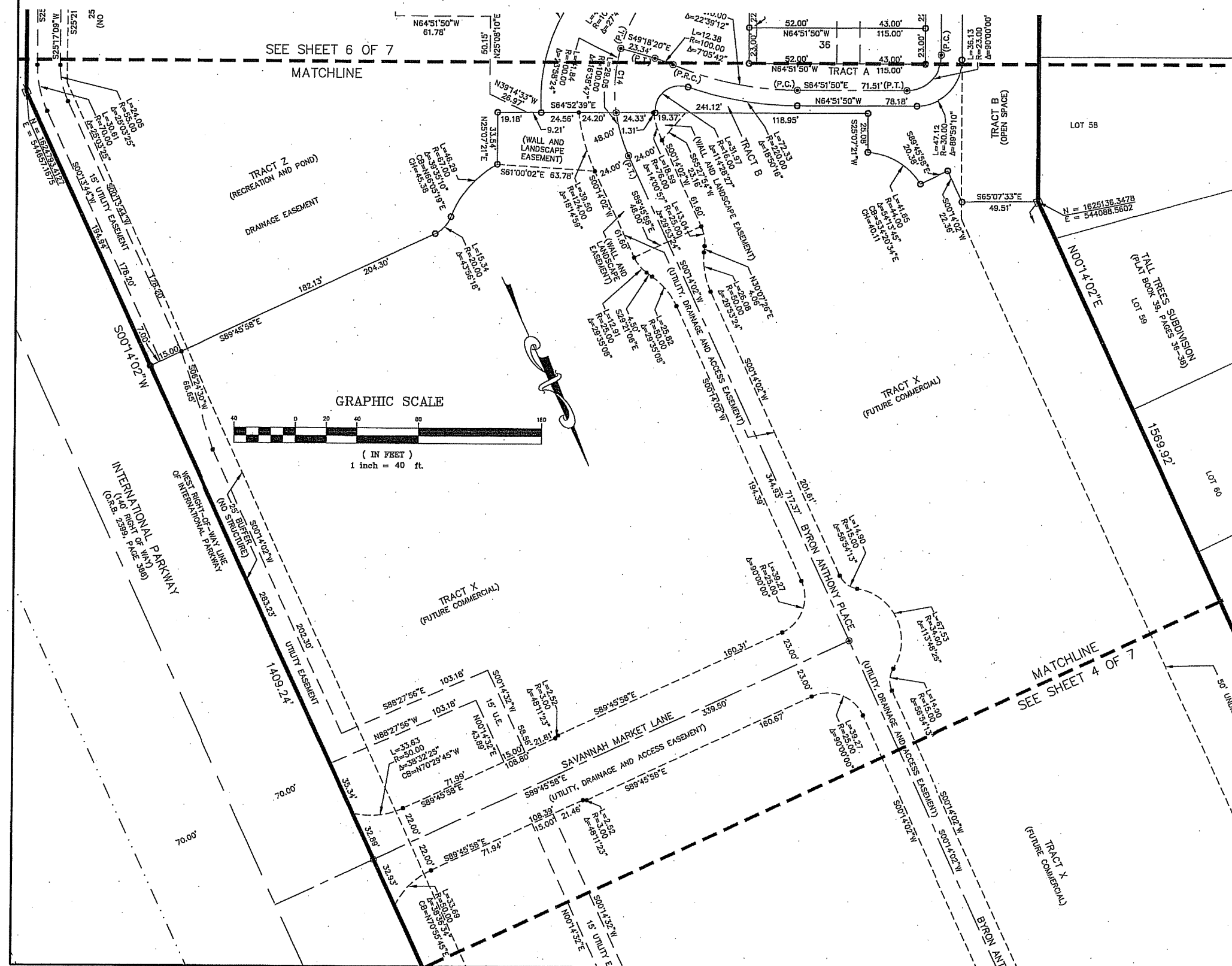


SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

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PAGE

CURVE TABLE PAGE 5						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C14	100.00'	119.31'	67.91'	112.35'	68°21'42"	N34°24'53"E

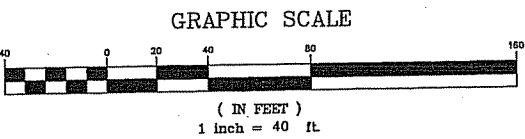


SAVANNAH PARK
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

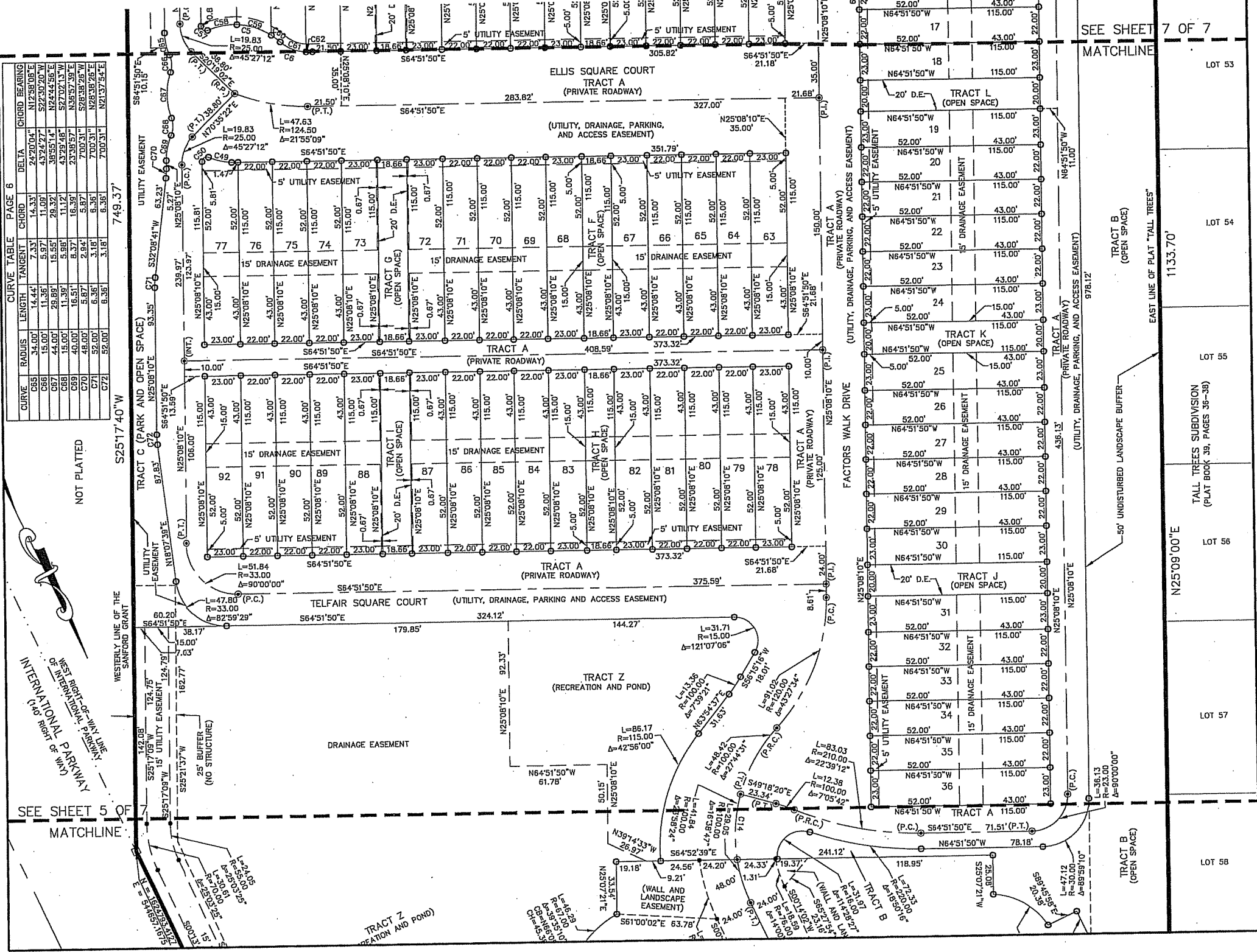
SHEET NO. 6 OF 7

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PLAT BOOK PAGE



CURVE TABLE PAGE 6						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C5	44.00'	49.84'	27.98'	47.22'	64°53'49"	S54°58'11"E
C6	25.00'	18.48'	9.68'	18.06'	42°20'33"	N43°41'33"W
C14	100.00'	119.31'	67.91'	112.36'	68°21'42"	N34°24'53"E
C49	44.00'	17.83'	9.04'	17.71'	23°12'58"	N53°15'21"W
C50	3.00'	5.93'	4.55'	5.01'	113°12'58"	N81°44'39"E
C57	3.00'	5.89'	4.49'	4.99'	112°33'16"	N31°08'28"W
C58	44.00'	19.29'	9.80'	19.14'	25°07'25"	S74°51'23"E
C59	44.00'	23.38'	11.97'	23.10'	30°26'37"	S47°04'21"E
C60	44.00'	7.16'	3.59'	7.18'	9°19'46"	S27°11'09"E
C61	25.00'	17.97'	9.39'	17.59'	41°11'22"	N43°06'58"W
C62	25.00'	0.50'	0.25'	0.50'	1°09'11"	N64°17'14"W



SEE SHEET 7 OF 7
MATCHLINE

NOT PLATTED

SEE SHEET 5 OF 7
MATCHLINE

SAVANNAH PARK
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET NO. 7 OF 7

PLAT
BOOK PAGE

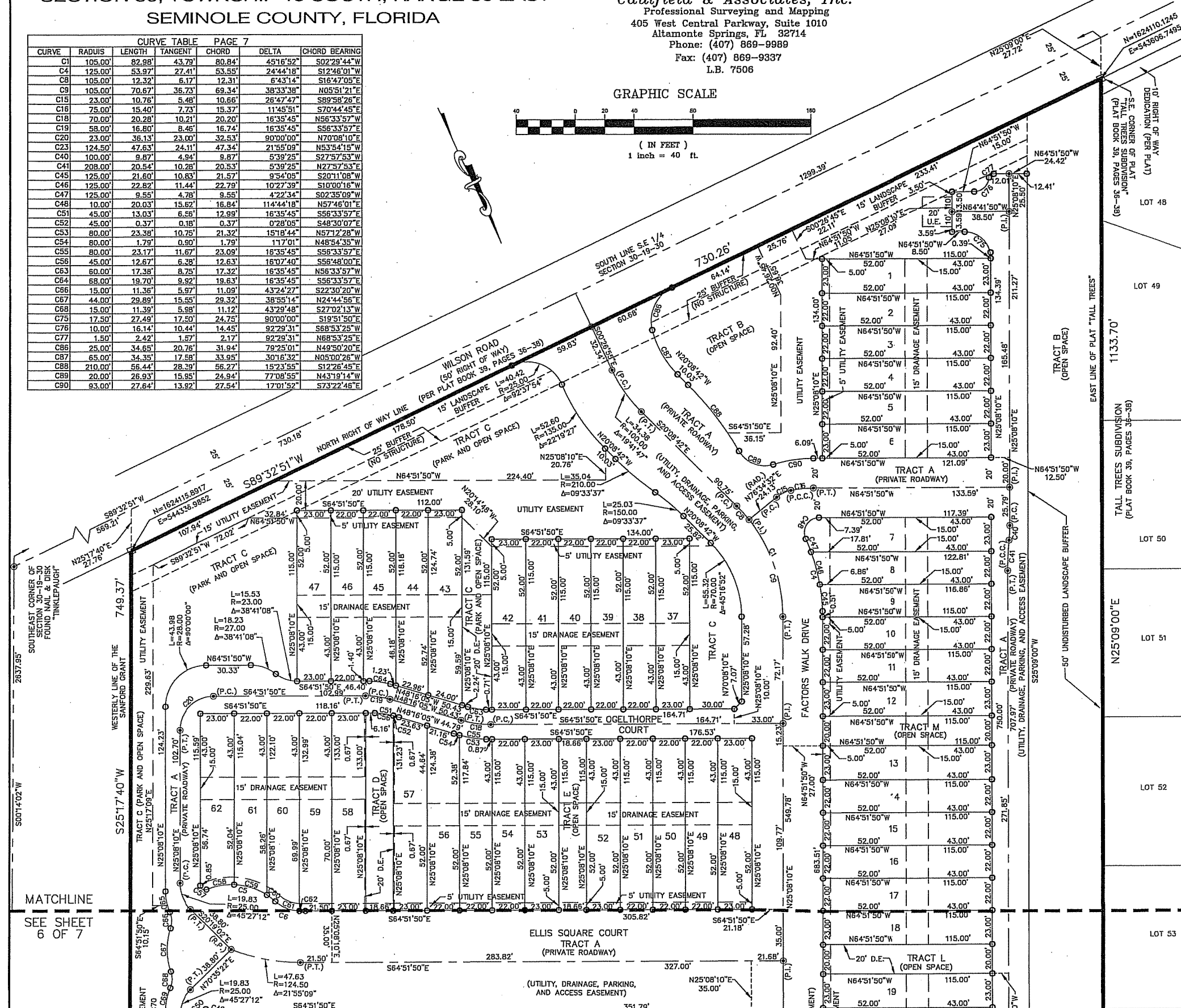
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CURVE TABLE PAGE 7						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	105.00'	82.98'	43.79'	80.84'	45°16'52"	S02°29'44"W
C4	125.00'	53.97'	27.41'	53.55'	24°44'18"	S12°46'01"W
C8	105.00'	12.32'	6.17'	12.31'	6°43'14"	S16°47'05"E
C9	105.00'	70.67'	36.73'	69.34'	38°33'38"	N05°51'21"E
C15	23.00'	10.76'	5.48'	10.66'	28°47'42"	S89°58'28"E
C16	75.00'	15.40'	7.73'	15.37'	11°46'51"	S70°44'45"E
C18	70.00'	20.28'	10.21'	20.20'	16°35'45"	N56°33'57"W
C19	58.00'	16.80'	8.46'	16.74'	18°38'45"	S56°33'57"W
C20	23.00'	36.13'	23.00'	32.53'	90°00'00"	N70°08'10"E
C23	124.50'	47.63'	24.11'	47.34'	21°55'09"	N53°41'15"W
C40	100.00'	9.87'	4.94'	9.87'	5°38'25"	S27°37'53"E
C41	208.00'	20.54'	10.28'	20.53'	5°38'25"	N27°37'53"E
C45	125.00'	21.60'	10.83'	21.57'	9°54'05"	S20°11'08"W
C46	125.00'	22.82'	11.44'	22.79'	10°27'39"	S10°00'16"W
C47	125.00'	8.55'	4.28'	8.55'	4°22'34"	S02°35'09"W
C48	10.00'	20.03'	15.62'	16.84'	114°44'18"	N57°46'01"E
C51	45.00'	13.03'	6.58'	12.98'	16°35'45"	S56°33'57"E
C52	45.00'	0.37'	0.18'	0.37'	0°28'05"	S48°30'07"E
C53	80.00'	23.38'	10.75'	21.32'	15°18'44"	N57°12'28"W
C54	80.00'	1.79'	0.90'	1.79'	1°17'01"	N48°54'35"W
C55	80.00'	23.17'	11.67'	23.08'	16°35'45"	S56°33'57"E
C56	45.00'	12.67'	6.38'	12.63'	16°35'45"	S56°33'57"E
C63	60.00'	17.38'	8.75'	17.32'	16°35'45"	S56°33'57"E
C64	68.00'	19.70'	9.92'	19.63'	16°35'45"	S56°33'57"E
C65	15.00'	11.36'	5.97'	11.09'	43°24'27"	S22°30'02"W
C67	44.00'	29.89'	15.65'	29.32'	38°58'14"	N24°44'56"E
C68	15.00'	11.39'	5.98'	11.12'	43°28'48"	S27°02'13"W
C75	17.50'	27.49'	17.50'	24.75'	90°00'00"	S19°51'50"E
C76	10.00'	16.14'	10.44'	14.45'	92°28'31"	N68°53'25"W
C77	1.50'	2.42'	1.57'	2.17'	92°28'31"	N68°53'25"E
C86	25.00'	34.65'	20.76'	31.94'	79°25'01"	N49°50'20"E
C87	65.00'	34.35'	17.58'	33.95'	30°16'32"	N05°00'26"W
C88	210.00'	56.44'	28.39'	56.27'	15°23'55"	S12°26'45"E
C89	20.00'	26.93'	15.95'	24.94'	77°08'55"	N43°19'14"W
C90	93.00'	27.64'	13.92'	27.54'	17°01'52"	S73°22'46"E

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



MATCHLINE
SEE SHEET
6 OF 7

ELLIS SQUARE COURT
TRACT A
(PRIVATE ROADWAY)
(UTILITY, DRAINAGE, PARKING,
AND ACCESS EASEMENT)

10' RIGHT OF WAY
DEDICATION (PER PLAT)
S.E. CORNER OF PLAT
(PLAT BOOK 39, PAGES 36-38)
N=1624110.1245
E=543606.7495

EAST LINE OF PLAT "TALL TREES"

TALL TREES SUBDIVISION
(PLAT BOOK 39, PAGES 36-38)

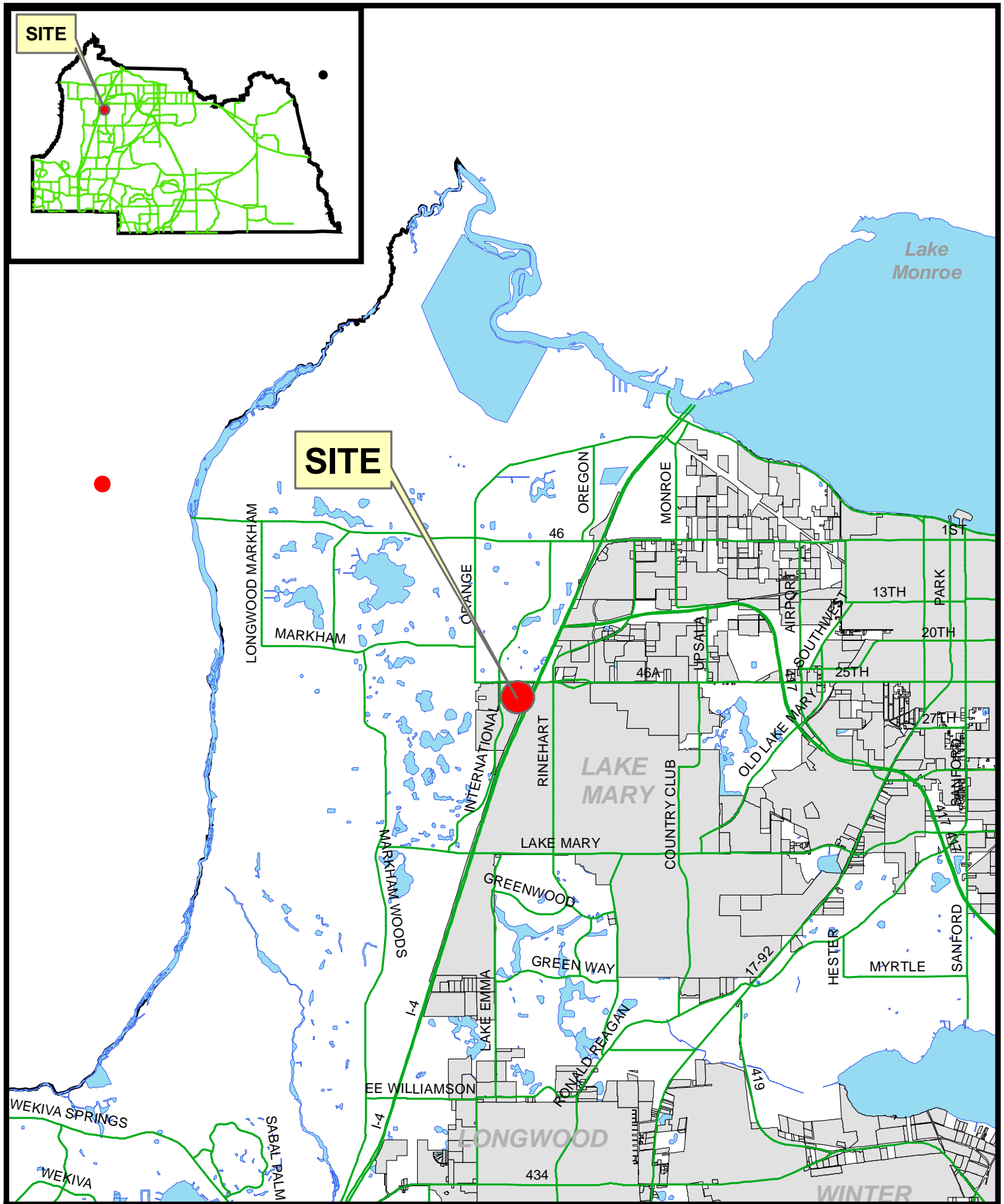
N25°09'00"E

LOT 50

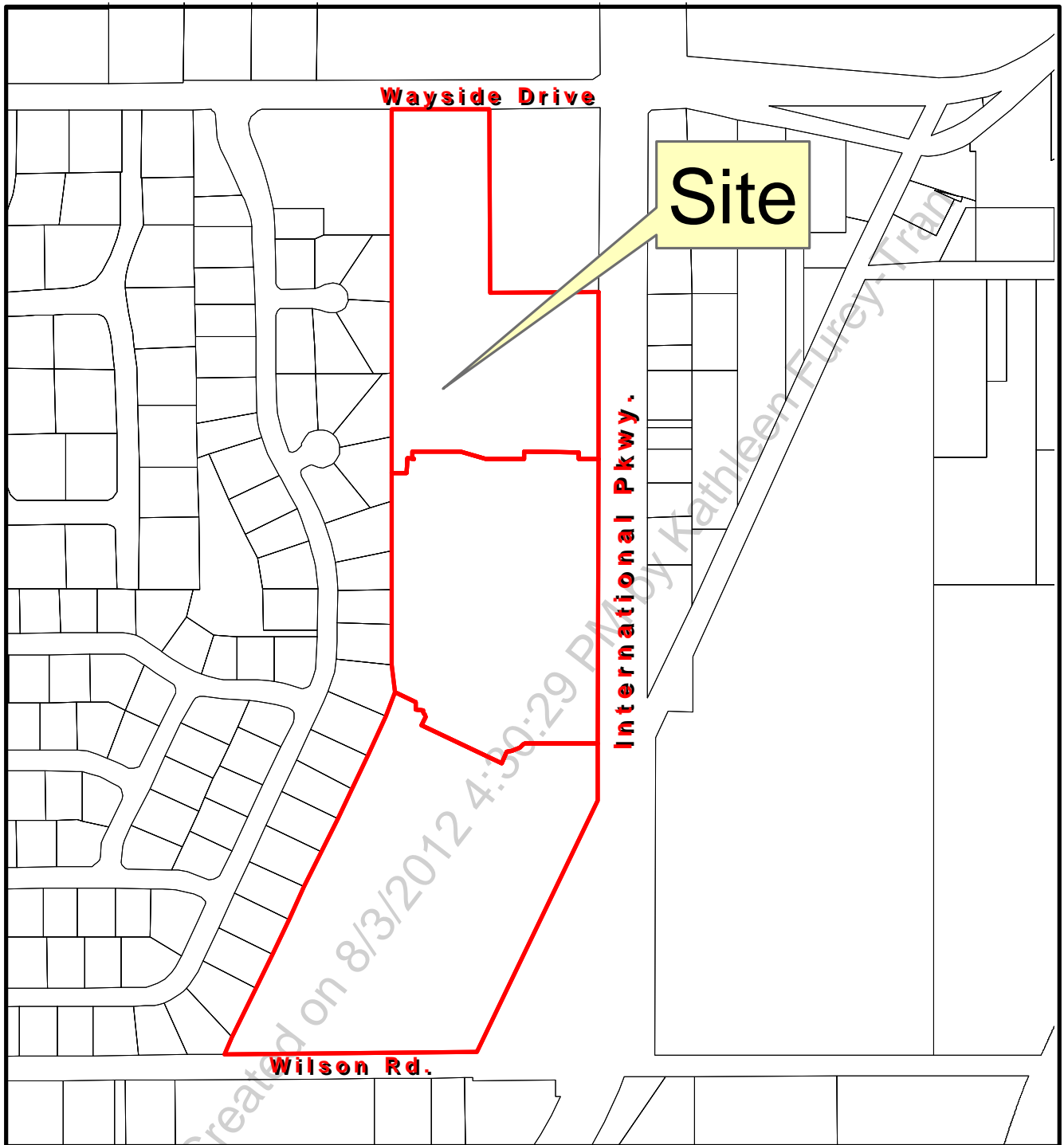
LOT 51

LOT 52

LOT 53



Area Map
Savannah Park



**Location Map
Savannah Park Final Plat**





**Aerial Map
Savannah Park Final Plat**

